

320141119P



**THE MOORCOCK INN  
SLAIDBURN ROAD, WADDINGTON  
DESIGN AND ACCESS STATEMENT**

PREPARED BY

SUNDERLAND PEACOCK AND ASSOCIATES LTD

# 1.0 PROCESS

- 1.1 Following refusal of previous planning application Ref. 3/2014/0592 which proposed to demolish the Moorcock Inn and erect seven dwellings, the Applicant wished to find an alternative solution to securing planning consent to develop this site which is still unoccupied and derelict.
- 1.2 A further request for pre-application planning advice was submitted to Ribbles Valley Borough Council (RVBC) proposing an alternative scheme to demolish the Moorcock Inn and to erect a single dwelling house. The drawing shown to the right was submitted and discussed with the Local Planning Authority.
- 1.3 Mr Machole accepted that the proposed dwelling would need to be of a **scale fitting of this sizeable site** and to ensure that the proposed development provide the required **standard of accommodation** and stands up as an economically viable build.
- 1.4 It was generally accepted that a similar design approach was appropriate in terms of breaking the proposed dwelling into a variety of building types (in this case a house, granary and barn) organised around a central courtyard, but using the same architectural language with materials and detailing.
- 1.5 The written pre-application response letter encouraged submission of an application for the proposed development (see copy of letter of 22nd October 2014 to the right) and advised that on balance, it would be an acceptable form of development.
- 1.6 A condition report has been undertaken of the existing building to assess the current condition and economic viability of implementing the extant conversion scheme to provide three dwellings. This report is included with the submission and concludes that it would not be financially viable to convert the existing building considering the cost of remedial work now require and limited forecasted market value of these properties
- 1.7 The Landscape Architect subsequently developed the **proposed landscape design** which was submitted to RVBC for comment and continued dialogue with Mr Phil Johnson, the Countryside Officer.
- 1.8 The proposed site layout has been amended to take into account discussions with the Countryside Officer and it was agreed on 11th December 2014 to reposition all of the proposed buildings 1M further to the south side of the site, away from existing trees which are situated on the northern part of the site.



## RIBBLES VALLEY BOROUGH COUNCIL

please ask for JOHN MACHOLE  
 email john.machole@ribblesvalley.gov.uk  
 mytel 01200 414802  
 fax 01200 414802

Client Office  
 Church Walk  
 CLITHEROE  
 Lancashire BB7 3RA  
 01200 414802  
 Fax 01200 414807  
 www.ribblesvalley.gov.uk

Dear Sirs

RE: PROPOSED DWELLING AT MOORCOCK FARM, SLAUBURN ROAD, WADDINGTON

With reference to the above and your pre-application enquiry regarding the demolition of the Moorcock with a replacement of a single dwelling and ancillary structures, I now wish to make the following comments.

As you will be aware from the recently refused application for 7 dwellings on the same site, concern was expressed regarding the sustainability of the location of any new dwellings. Although a sustainability issue still remains relevant, I do consider it appropriate to have regard to the extant consent for the conversion for the Moorcock to 3 dwellings and also the fact that there would be long-term accommodation already within the Moorcock site. On that basis it may be appropriate to give consideration to the true impact the dwelling would have in relation to sustainability issues appearing in its location derived from main settlements.

I am also mindful of the advice of the Area of Outstanding Natural Beauty Officer who considered that the original submission for the demolition of the Moorcock with a replacement of 7 dwellings and significant landscaping had the potential for an environmental enhancement and this in itself is also a relevant consideration in considering any new proposal.

It is also relevant to have regard to the quality of any such scheme and how it sits upon the local landscape. I am of the opinion that subject to further details which would include enhancement to the landscaping and specification of materials, that the scheme does relate well in relation to the overall design and materials to the local landscape.

To conclude I am of the opinion that the development proposed, on balance may be an acceptable form of development and as such I would be in a position to recommend approval should a formal application be submitted.

I must emphasize that this advice is given without prejudice and based on the planning considerations relevant at this point of time.

Yours sincerely

FAO Stuart Hird  
 Sandford Peacock Associates  
 Headline  
 Fintona Road  
 CLITHEROE  
 Lancashire  
 BB7 2AG

JOHN MACHOLE  
 HEAD OF PLANNING SERVICES

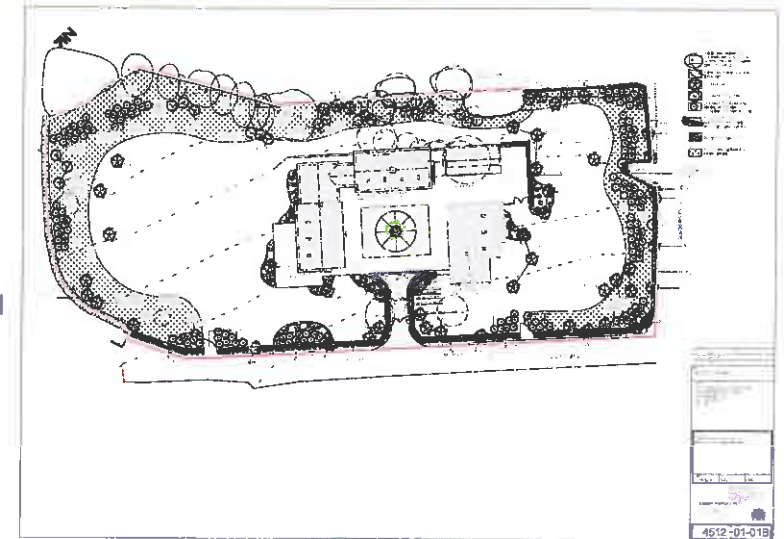
Chief Executive, Mersey Sefton CMA  
 Greater Mersey RLP, C. Reg. 1102, New Pepper Quay

## 2.0 USE

- 2.1 The proposed development involves the demolition of the Moorcock Inn and to erect a single dwelling house with associated landscaping works.
- 2.2 The existing building ceased trading in 2010 and has suffered through repeated instances of theft and vandalism whilst the property had been vacant.
- 2.3 There is an extant planning permission to convert the existing buildings into three dwellings.

## 3.0 AMOUNT AND LAYOUT

- 3.1 The design intention is to create a substantial house that is of the scale befitting of this site and to avoid the creation of a large single building that would not be appropriate to the site and its surroundings. In order to achieve this, the dwelling has been split into three main elements being a House, Granary and Barn set around a courtyard, which follows the same approach as the previous scheme for which also focused on creating an attractive development to enhance the AONB.
- 3.2 The proposed buildings would be positioned in the centre of the site and a new drive would provide vehicular and pedestrian access of the existing lane. The barn would accommodate a recreational pool and exercise space and it would be positioned to the eastern side of the courtyard and this would be the most visually prominent building in terms of its proximity with Slaidburn Road. Stepped cat slide roofs are shown extending to the eastern side and this traditional feature and would reduce the scale and visual impact of this building.
- 3.3 The House element contains the principal living and bedroom accommodation and is situated to the western side of the courtyard with the main garden area extending from the south to the west side of the house, away from the main road. The House is a traditional two storey construction and the roof has been designed to provide useable space and this has helped to minimise the footprint and scale of this building. The northern part of the house is also two storey structure and more subservient to reflect possible piecemeal growth, and this adds interest and variety to the overall design.
- 3.4 The Granary defines the northern side of the courtyard and is also a two storey structure with a triple car garage, a plant room and open plan first floor with ample space ideal for entertaining and for pursuing family hobbies and for games. A single storey utility room links the House with the adjacent Granary building to create visual break and separation between these elements.



## 3.0 AMOUNT AND LAYOUT

- 3.5 A single storey stable building would be positioned just off the main courtyard, to the north of the Barn and to the eastern side of the Granary. This structure would also reflect the rural appearance of the development from the road and this ties in the appearance of the Barn opposite.
- 3.6 By siting the proposed buildings centrally on this site it has been possible to extend woodland around to strengthen the northern boundary and to define the eastern, western and to some extent the southern edges of this site. The proposed landscaping scheme submitted has been developed to create a natural appearance using native species of trees, and integrates with the design of the proposed buildings.

## 4.0 SCALE AND APPEARANCE

- 4.1 The proposed scale and proportion of each of the buildings that make up the proposed dwelling have been considered to reinforce the design concept of creating a range of buildings of varying sizes and styles, which are harmonious with the rural setting.
- 4.2 The scale and appearance of the building elements creates a hierarchy whereby the house is the main building and this is expressed as a Period property with front entrance centred on the courtyard. Whereas, the Granary, Barn and Granary are more subservient structures and expressive of the functional and rural context.
- 4.4 It is also an important design aim for the development to have a contemporary appearance which is, for example, expressed in double height glazed openings and use of innovative finishes including profile zinc panels at floor level positions. Zinc is also used to clad the chimney/ clock cupola on the Granary roof with a profiled stepped capping detail.
- 4.5 Traditional building details and techniques would be carefully detailed to ensure that all fenestration designs are consistent with the design approach. 150mm deep windows and door reveals would be detailed, and 300mm deep reveals for larger external openings.
- 4.6 Eaves and verge detailing is considered to be an important design aspect and the proposed scheme combines a mixture of pointed verges, stone verges and projecting timber roofs with exposed timber purlins and rafter feet. It has been possible to integrate these details without the design looking too fragmented by keeping the treatment simple and honest, and by utilising a simple palette of materials to unify this treatment.



## 5.0 ACCESSIBILITY

- 5.1 The existing vehicular access will be used to gain access to the new dwelling.
- 5.2 There will be ample off street parking available in the courtyard and also a three car garage with accessible entrances.
- 5.3 The development will be designed in accordance with current Building Regulations and in particular Part M (access to and use of buildings).

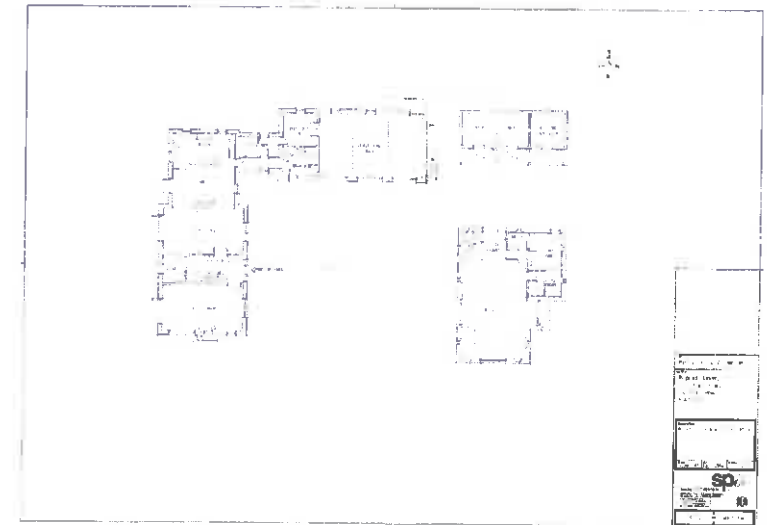
## 6.0 LANDSCAPING

- 6.1 Landscaping design has been treated with equal importance as the building design bearing in mind the aim of creating a high quality scheme that will enhance the area. A tree survey and report was undertaken to establish the quality and condition of existing trees on the site and a constraints plan produced.
- 6.2 The overall site layout design integrates with existing trees and additional tree planting has been considered by the Project Arboricultural Consultant and Landscape Architect and their reports are included separately.
- 6.3 New reclaimed stone walls would be built to define the main southern boundary off the existing drive and also along the eastern side of the site, along Fell Road. These walls will be built to reflect traditional dry stone walling (no mortar visible) with hog back / rolled tops and these would enhance the site and help to integrate it with other existing surrounding stone field walls and Lancashire rural mix hedge rows would also be planted to site boundaries
- 6.4 A pallet of quality materials would be used to create hard-standings including stone sett edgings to define edges of driveways and gate openings and to break up tarmac used for driveways. Stone flags will be used to create external terraces and paths around buildings and new turf laid to create additional grassed areas to blend in with surrounding fields.



## 7.0 SUSTAINABILITY

- 7.1 The Applicant is keen to promote and integrate use of sustainable local materials which are to be reclaimed as far as practicable. New stone will be sourced from local Waddington Fell and Kemple End sandstone quarries and reclaimed slate and flags are available.
- 7.2 The development will be built to meet the stringent requirements of Part L under the Building Regulations (Conservation of Fuel and Power in new dwellings) and this will involve incorporating the latest in sustainable building techniques and services, such as ground / air source heat and mechanical heat recovery systems.
- 7.3 The enclosed bat survey found moderate bat activity in the locality of the Moorcock Inn, and as such, integral bat boxes are proposed. Integral swift boxes are also proposed and positions are shown on the elevations submitted.





**THE MOORCOCK INN**  
**SLAIDBURN ROAD, WADDINGTON**  
**DESIGN AND ACCESS STATEMENT**

PREPARED BY

SUNDERLAND PEACOCK AND ASSOCIATES LTD